

FINDING OF SUITABILITY TO TRANSFER (FOST)
CITY OF PORTSMOUTH LANDFILL
FLEET & INDUSTRIAL SUPPLY CENTER
CRANEY ISLAND FUEL DEPOT, PORTSMOUTH, VA

The Fleet Industrial Supply Center, Norfolk (FISC-N) administers the Craney Island Fuel Depot (FISC-CI) for the Department of the Navy (DON). Since 1971, the City of Portsmouth, Virginia (Portsmouth), has leased from DON a portion of FISC-CI for use as a solid waste landfill and associated activities. The National Defense Authorization Act for Fiscal Year 1994 (Section 2813 of 107 STAT 1547) directed DON to convey to Portsmouth certain identified real property at FISC-CI now under lease, comprising approximately 122 acres (Site).

SITE BACKGROUND

Originally under Hampton Harbor, the Site is part of land built slightly above sea level by the enlargement of Craney Island through deposition of dredged material deposited by the U.S. Army Corps of Engineers (USACE) around 1948. DON acquired the site in 1966 from the Commonwealth of Virginia.

During its lease, Portsmouth has conducted landfill operations on approximately 75% of the Site, mainly contributing nonputrescible solid wastes; putrescible wastes were deposited for only a short period of time in an isolated portion of the Site landfill. Based on information received from Portsmouth, no significant quantities of hazardous wastes have been deposited in the Site landfill. The Site landfill currently remains in operation by Portsmouth. Improvements on the Site, which are owned by Portsmouth, include an office trailer and storage building associated with Site landfill operations.

RESULTS OF ENVIRONMENTAL BASELINE SURVEY

FISC-N authorized LANTNAVFACENGCOM to conduct an Environmental Baseline Survey (EBS) of the Site to fulfill statutory and Navy requirements for transfer of real property. LANTNAVFACENGCOM contracted with ICF Kaiser Engineers, Inc. (ICF) to perform the EBS. The EBS involved a documents and records search, interviews with FISC, LANTNAVFACENGCOM, and Portsmouth personnel, a site visit and sampling and analytical assessment of areas of concern identified on the Site. The EBS also addressed issues related to the historic operations of the Site landfill, and identified that NAVY wastes deposited in the landfill included incinerator ash and nonincinerable wastes, such as construction debris. ICF presented their findings in the "Environmental Baseline Survey, City of Portsmouth Landfill,

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& Industrial Supply Center, Crane Island Fuel Depot, Portsmouth, VA," dated July 13, 1995, which is made part of this FOST by reference.

CERCLA COVENANT REQUIREMENTS

Pursuant to the legislation authorizing the proposed transfer of the Site, the City of Portsmouth is accepting the Site as a Potentially Responsible Party with respect to the Site pursuant to sections 107(a) and 120(h)(3) of the Comprehensive Environmental Response, Compensation, and Liability Act (42 U.S.C. Sections 9607 and 9620(h)(3)(CERCLA). Accordingly, pursuant to section 120(h)(3)(B) [42 U.S.C. Section 9620(h)(3)(B)] of CERCLA, DON is not required to provide deed covenants regarding the condition of the Site and responsibility for conducting future required Site remedial actions.

FINDINGS

Based on the EBS performed and the review of available information on the Site, it is determined that the Site is environmentally suitable for transfer to Portsmouth. The landfill portion of the Site contains some level of contamination by hazardous substances or petroleum products, but can be transferred without concerns for adverse impact on human health or the environment because adequate regulatory controls pertaining to operation, closure, and post-closure care of the landfill exist. Transfer documents are to include documentation in the deed that a portion of the site is used for a solid waste landfill by Portsmouth. Hazardous substances notice requirements apply and must be complied with, to the extent that information is available. Adequate information does not exist to provide details on type, quantity, or time of release or disposal of such substances. Therefore, to comply with requirements the EBS should be incorporated by reference in the deed to Portsmouth.

James R. Bailey

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Head

Environmental Support Branch

02/12/99

Date